



Edwards & Co
property sales & lettings

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Bryn Glas,
,
Thornhill.
CF14 9AA.

Guide Price : £450,000



- Detached four bedroom family home in Thornhill.
- Bright reception room with doors opening on to second reception area.
- Modern family bathroom plus additional downstairs WC.
- Great school catchment area.
- Garage providing additional storage space.
- Four generous size bedrooms.
- Ample driveway parking to front.
- Low maintenance rear garden.
- Close to all local amenities.

Ref: PRA53385

Viewing Instructions: Strictly By Appointment Only

General Description

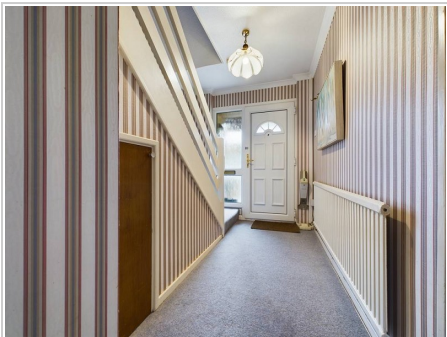
Spacious four bed detached family home in Thornhill Edwards & Co are delighted to offer for sale this well presented home nestled on a lovely quiet cul-de-sac in Thornhill. This home offers a spacious reception room plus additional second reception room overlooking rear garden, four generous size bedrooms, modern family bathroom with additional downstairs WC. This property also benefits from a garage, off road parking and private rear garden. MUST BE VIEWED!

Accommodation



Front & Entrance

Driveway, lawn area, tree, mature bushes and shrubs.



Entrance Hallway

PVC door with obscure glass, single light pendant, radiator, carpet, under stairs storage cupboard, doors to all rooms.

Additional Picture 2



Principal Reception Room

PVC window to front aspect, single light pendant, two radiators, carpet, gas fire, door leading through to second reception room.



Principal Reception Room Second Angle



Second Reception Room

PVC window to rear garden, single light pendant, radiator, carpet, door leading through to kitchen.

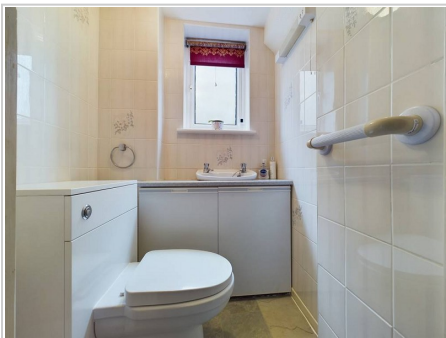


Kitchen

PVC window to side aspect, PVC window to rear aspect, PVC door with obscure glass to rear garden, single light pendant, tiled walls, a range of base and wall mounted wooden cabinets with contrasting square edge countertops, inset stainless steel sink with draining board, space for white goods, boiler.

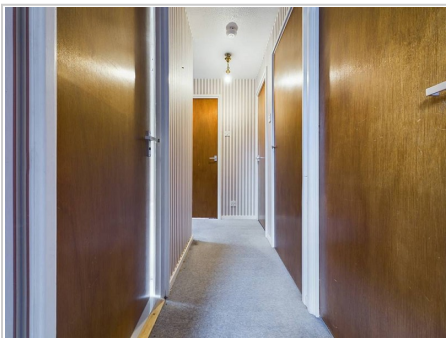


Kitchen Second Angle



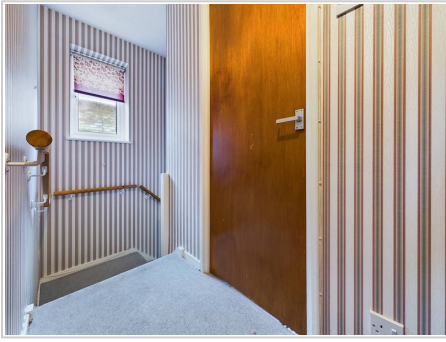
WC

PVC window with obscure glass to side aspect, tiled walls, vinyl flooring, single light pendant, wash hand basin inset to vanity unit, WC with inset flush.



First Floor Landing

PVC window to side aspect, single light pendant, loft access, carpet, storage cupboard housing water tank, doors to all rooms.



Additional Picture



Bedroom 1

PVC window to front aspect, single light pendant, carpet, radiator.



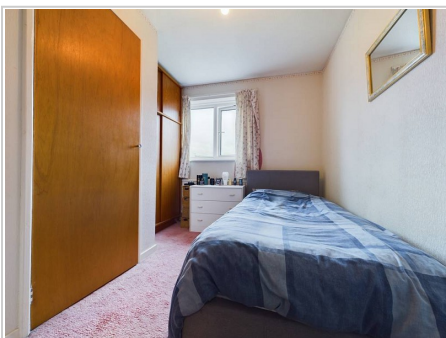
Bedroom 2

PVC window to rear aspect, single light pendant, carpet, radiator.



Bathroom

PVC window with obscure glass to side aspect, single light pendant, tiled walls, tiled flooring, WC with inset flush, wash hand basin, bath unit with overhead shower.



Bedroom 3

PVC window to front aspect, single light pendant, radiator, carpet, storage cupboard.



Bedroom 4

PVC window to rear aspect, single light pendant, radiator, carpet.



Rear Garden

Paved patio area, lawn area, brick wall boundary.



Rear Garden 1



Garage

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

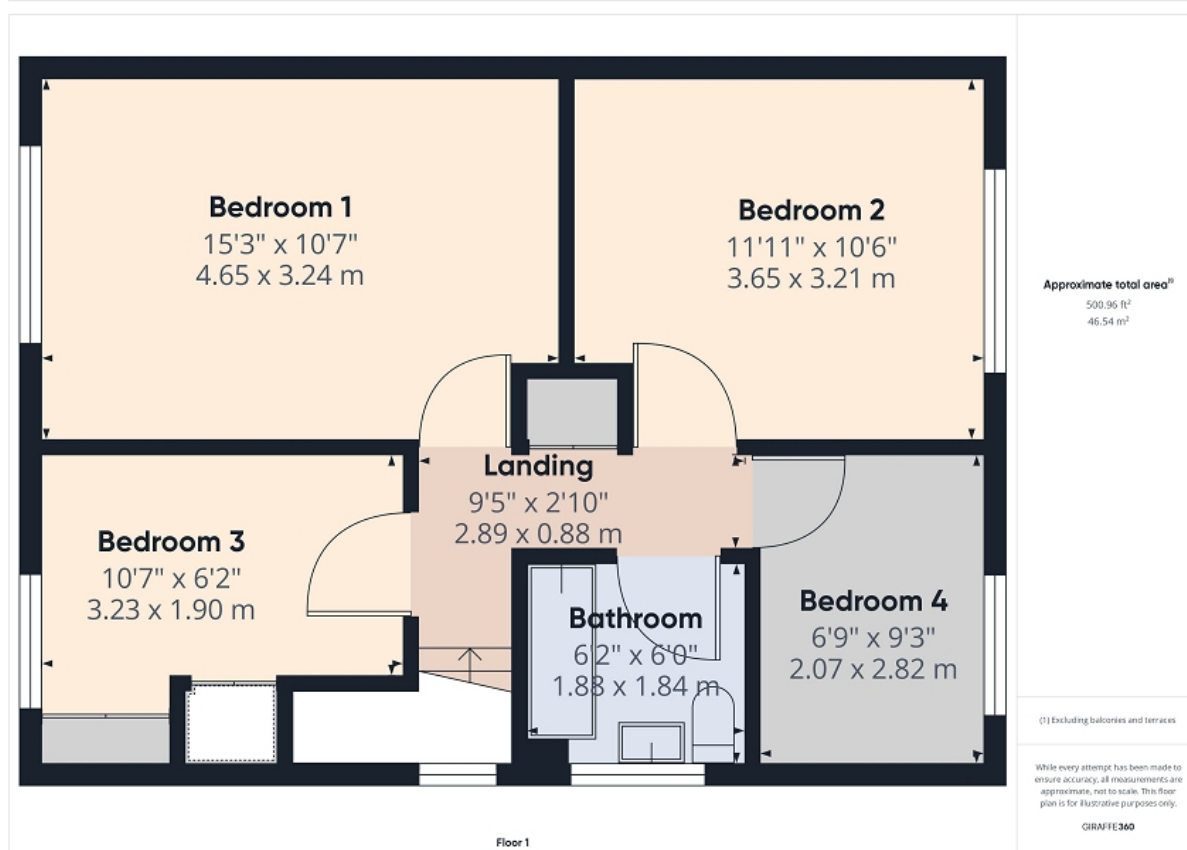
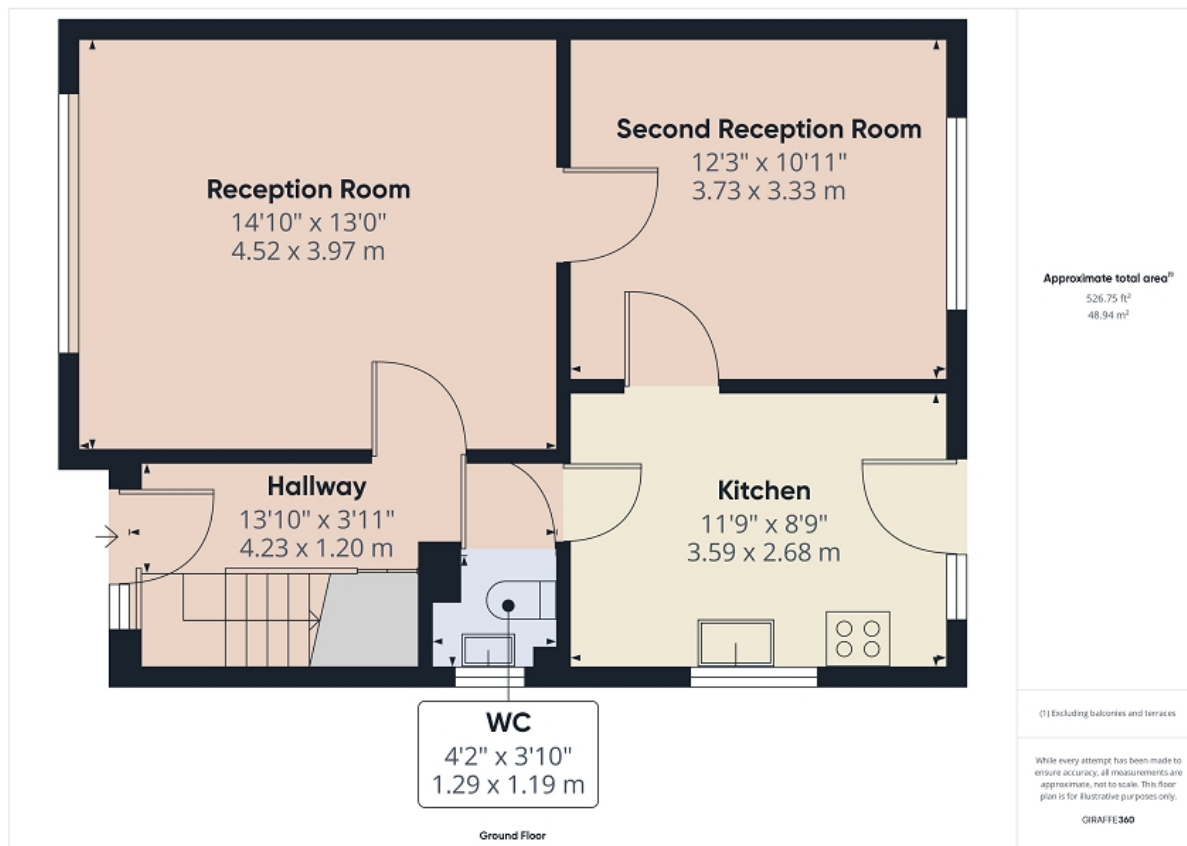
EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.